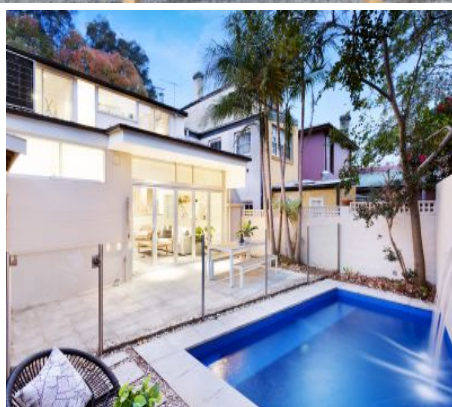


Balmain

21 Adolphus Street



An iconic sandstone cottage reinvented

One of Balmain's signature colonial cottages, this sandstone treasure has undergone an innovative redesign that pays homage to the past and links the old with the new via a sleek pavilion style extension. Dating to the 1850s, the double-fronted cottage has been crafted to stand the test of time and designed to embrace a private entertainer's haven with heated pool as centrepiece. Stroll to the ferry, harbour parkland and village life.

- Family home set in a quiet exclusive peninsula setting
- 4 large bedrooms, 2 with built-ins, luxurious master suite
- Skylit dining with a RealFlame fireplace, original wide boards
- Stainless steel gas kitchen with Caesarstone breakfast island
- Spacious living with travertine floors and custom cabinetry
- Bi-fold doors to a private courtyard and heated plunge pool
- Marble-finished bathrooms, internal laundry, reverse cycle air
- Plentiful storage, stroll to Darling Street cafes and the city ferry


4


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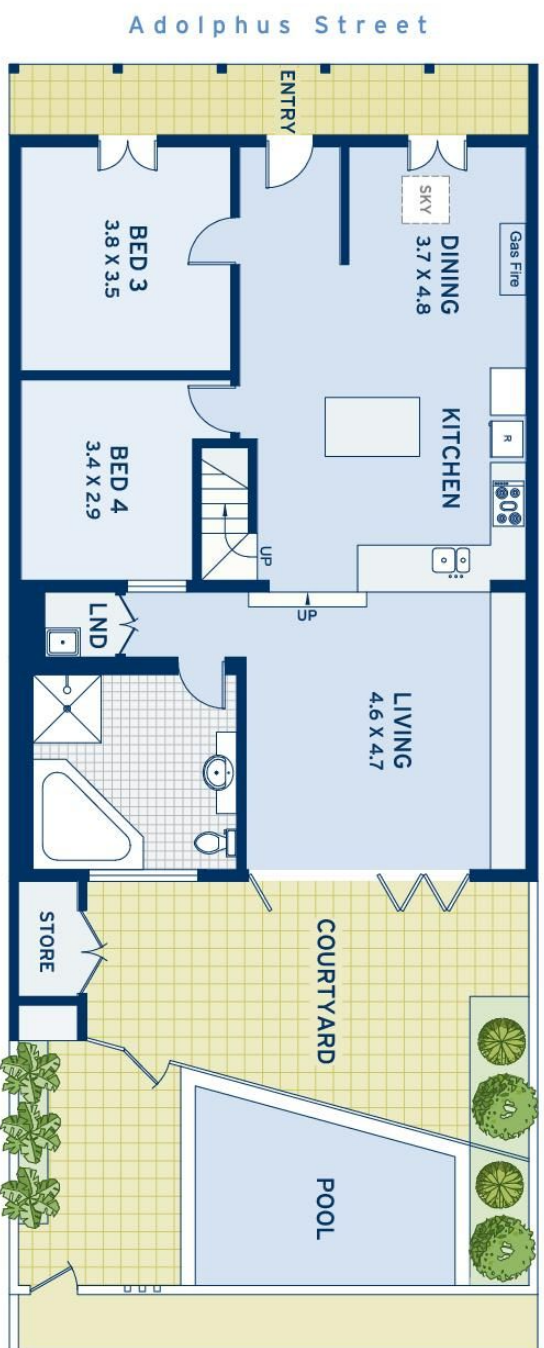
ADDITIONAL DETAIL

Council Rates	\$600/qtr (approx)
Water Rates	\$172/qtr (approx)
Type	House
Sold Date	03/08/2018
Land	183 Square Metres

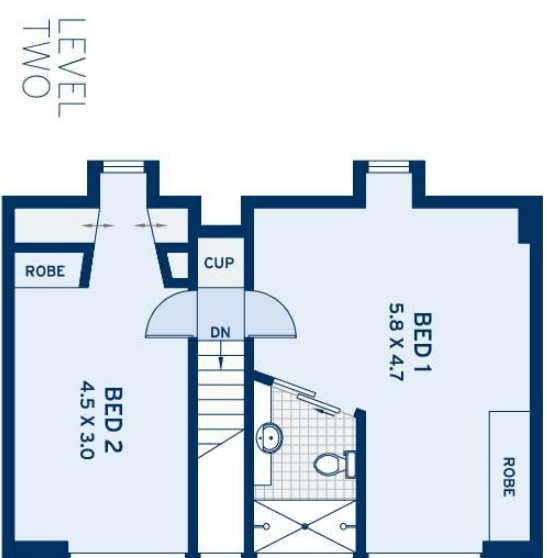
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Undisclosed



LEVEL ONE



LEVEL TWO



APPROXIMATE AREAS	
Internal Floor/space	155sqm
Store	2sqm
External	78sqm
Land Size	183sqm
OUTGOINGS	
Council Rates	\$600 pq
Water Rates	\$172 pq

Balmain
21 Adolphus Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson